

1. EXISTING CONDITIONS SURVEY INFORMATION WAS PREPARED BY DOUCET SURVEYING, INC., NEWMARKET, NH. SURVEY IS BASED ON GEOGRAPHIC INFORMATION SYSTEMS DATA LAYERS SUPPLIED BY THE COMMONWEALTH OF MASSACHUSETTS AS WELL AS INFORMATION GATHERED FROM GOOGLE EARTH.
2. ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DEAGNE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTOR/CEOR FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.

1. AREAS DESIGNATED FOR CLEARING SHALL BE CLEARED ONLY. NO GRUBBING OR STRIPPING OF TOPSOIL IS NECESSARY.
2. THE SUBCONTRACTOR(S) IS/ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO SUBCONTRACTOR(S) OPERATIONS.
3. ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE SUBCONTRACTOR(S).
4. THE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING THEIR EFFORTS WITH ALL TRADES.
5. SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
6. THE SUBCONTRACTOR(S) SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE CONTRACTOR/CEOR.
7. TEMPORARY CONSTRUCTION HAIL ROADS (IF REQUIRED) SHALL BE EXCAVATED AND THE SUB-BASE COMPACTED TO 95% SPMD. THE USE OF SEPARATION FABRICS MAY BE USED TO FACILITATE FUTURE REMOVAL AND RECOVERY OF GRANULAR MATERIALS. HAIL ROAD SHALL HAVE AT LEAST 9" OF 6-INCH MINUS STONE AND SHALL BE MAINTAINED DURING CONSTRUCTION.

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE SEQUENCE OF STAGED CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED EROSION CONTROL PLAN INCLUDING SCHEDULE FOR APPROVAL BY THE TOWN OF BETHLEHEM. A COPY OF THE APPROVED NPDES – EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
3. SEDIMENT TRAPS SHALL BE INSTALLED AT DRAINAGE STRUCTURES IN PUBLIC STREET IN THE PROJECT AREA. STRAW BALE BARRIERS AND SILTATION FENCES ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE BEEN STABILIZED.
4. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY THE TOWN OF ARLINGTON BEFORE CONSTRUCTION CAN START.
5. STRAW BALES AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
6. THE UNDERSIDE OF STRAW BALES SHOULD BE KEPT IN CLOSE CONTACT (TRENCHED IN 3-INCHES MINIMUM) WITH THE EARTH AND RESET AS NECESSARY.
7. DISTURBED AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED AS SOON AS PRACTICAL AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE CONCLUDED. ALL ERODIBLE/BARE AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED WITHIN 7 DAYS WITH TEMPORARY EROSION CONTROL SEEDING.
8. STABILIZE SLOPES GREATER THAN 3:1 (HORIZONTAL: VERTICAL) WITH SEED, SECURED GEOTEXTILE FABRIC, SPRAYED COMPOST BLANKET, OR RIP-RAP AS REQUIRED TO PREVENT EROSION DURING CONSTRUCTION.
9. SEDIMENT BARRIERS SHALL BE CONSTRUCTED AROUND ALL SOIL STOCKPILE AREAS.
10. CLEAN OUT DRAINAGE FEATURES AND STRUCTURES AFTER COMPLETION OF CONSTRUCTION.
11. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS TEMPORARY EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL SYSTEMS WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF OF THE HEIGHT OF THE SEDIMENT CONTROL MEASURE.
12. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE SUBCONTRACTOR(S) SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONTRACTOR/CEOR DIRECTION.
13. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, THE SUBCONTRACTOR(S) SHALL GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
14. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE CONTRACTOR/CEOR.
15. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR DAILY INSPECTIONS, MAINTENANCE, AND REPAIR ACTIVITIES. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES EVERY SEVEN (7) CALENDAR DAYS OR ONCE EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF ANY STORM EXCEEDING 1/2 INCH PRECIPITATION. DAMAGED AND INEFFECTIVE EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS.
16. PIPE OUTLETS (IF ANY) SHALL BE STABILIZED WITH STONE.
17. TEMPORARY SEEDING SHALL BE AT A RATE OF 45 LBS PER ACRE. ERODIBLE AREAS OUTSIDE AND DOWN SLOPE FROM THE CONSTRUCTION LIMITS SHALL BE SIMILARLY SEEDED. REFER TO REVEGETATION PLAN FOR SEEDING SPECIFICATIONS.
18. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION Dewatering SHALL BE FILTERED. Dewatering PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE CEOR.
19. WHEN TEMPORARY DRAINAGE IS ESTABLISHED, EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY CONTRACTOR/CEOR.
20. GRAVEL CONSTRUCTION ROADS AND CONSTRUCTION PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY AND AS NEEDED.
21. NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR POLLUTION RUNOFF. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
22. THE COST OF REPAIRING OR REMOVING SEDIMENT FROM EROSION CONTROL SYSTEMS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE APPLICABLE EROSION CONTROL ITEM.
23. ALL EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL. CONTRACTOR SHALL PROVIDE TO THE CONSERVATION COMMISSION MEASURES (EROSION AND SEDIMENTATION CONTROL) FOR WORK DURING WINTER CONDITIONS.
24. CONTRACTOR SHALL SPRAY WATER FROM A WATER TRUCK ON DRY AND WINDY DAYS TO PREVENT DUST FROM FORMING.
25. EROSION CONTROL MEASURES AS SHOWN ON THESE DRAWINGS IS INTENDED TO CONVEY MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PREVENT SOIL EROSION AND TO COMPLY WITH THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN.

1. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
2. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
3. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
4. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE PLANTINGS SHOWN ON THE DRAWINGS.
5. MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
6. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
7. PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
8. AREAS PLANTED WITH EVERGREEN TREES SHALL BE COVERED WITH A MINIMUM 3" OF MULCH. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
10. PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
11. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF CONTRACTOR/CEOR.

	FENCE LINE
	PROPERTY LINE
	FLOW DIRECTION
	BANK LINE/FLAG
	WETLAND LINE/FLAG
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	100' WETLAND BUFFER ZONE
	200' RIVERFRONT AREA
	100-YEAR FLOOD LINE
	WATER RESOURCE OVERLAY DISTRICT
	EDGE OF WATER
	TREELINE
	STONE WALL
	SILT FENCE
	LIMIT OF WORK
	DRAIN PIPE (EX.)
	OVERHEAD ELECTRIC
	SEWER LINE (EX.)
	WATER LINE (EX.)
	GAS MAIN (EX.)
	WATER VALVE
	CATCH BASIN
	DRAIN MANHOLE
	TREE FILTER
	# OF PARKING SPACES
	SEWER MANHOLE
	PERVIOUS PAVEMENT

C-0.0

GENERAL NOTES

- 1. SURVEY PREPARED BY PRECISION LAND SURVEYING OF SOUTHBOROUGH, MA. AND BASED ON AN ON-THE-GROUND FIELD SURVEY IN 2009. SURVEY IS BASED ON NGVD 1929.
- 2. FEMA FLOODPLAIN SHOWN IS BASED ON MOST RECENT FEMA FLOOD INSURANCE RATE MAP (FIRM) 25017C0419E EFFECTIVE DATE JUNE 2, 2010 (PANEL 419 OF 656).
- 3. FLOODPLAIN ELEVATION OF 7.0 (NAVD 1988) HAS BEEN CONVERTED TO ELEVATION 7.81 ACCORDING TO THE FLOOD INSURANCE STUDY ENTITLED MIDDLESEX COUNTY (ALL JURISDICTIONS) VOLUME 1 OF 8 EFFECTIVE JUNE 4, 2010. CONVERSION FACTOR TO NGVD IS REFERENCED IN SECTION 3.3 VERTICAL DATUM AS +0.8 FEET.
- 4. FIRM MAP ROUNDS THE ACTUAL CALCULATED FLOOD PLAIN ELEVATION IN THE FIS (NOTED ABOVE IN NOTE #3) FROM 6.77 FEET.
- 5. 100-YEAR FLOODPLAIN ELEVATION (7.81 FEET) SHOWN IS INTERPOLATED FROM CONTOURS DEVELOPED BY PRECISION LAND SURVEYING AND SHOWN ON THIS PLAN.
- 6. RESOURCE AREAS SHOWN ARE BASED ON A 2009 WETLANDS DELINEATION AND WILL HAVE TO BE UPDATED/CONFIRMED BY A WETLANDS BIOLOGIST AND THE ARLINGTON CONSERVATION COMMISSION.

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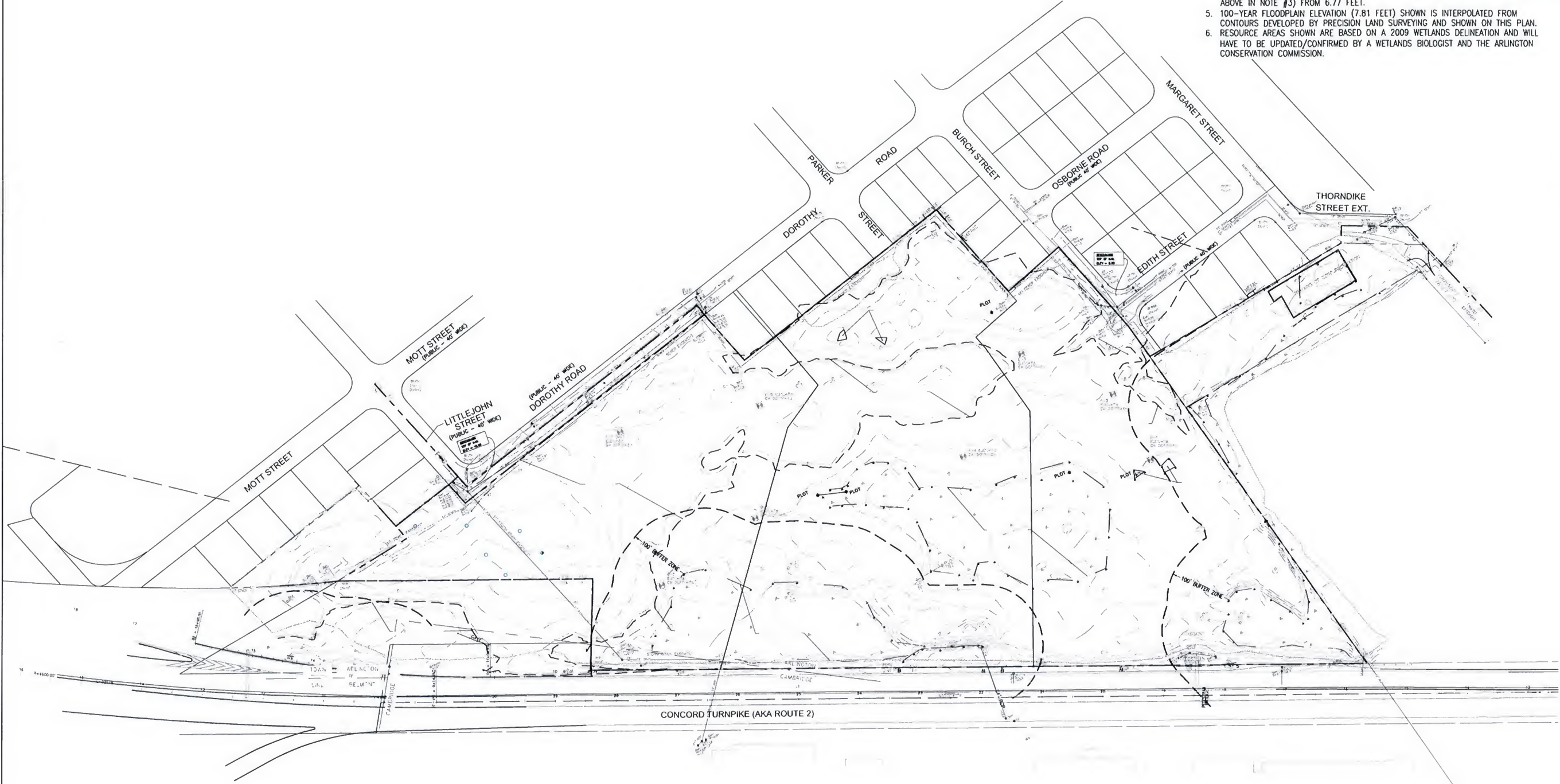
OAK TREE DEVELOPMENT
THORNDIKE PLACE
DOROTHY ROAD ARLINGTON, MA

PROJECT NUMBER:
615-0012

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
1	02/24/15	DA	DA	CLIENT SUBMISSION

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

C-1.0
Existing Conditions Plan

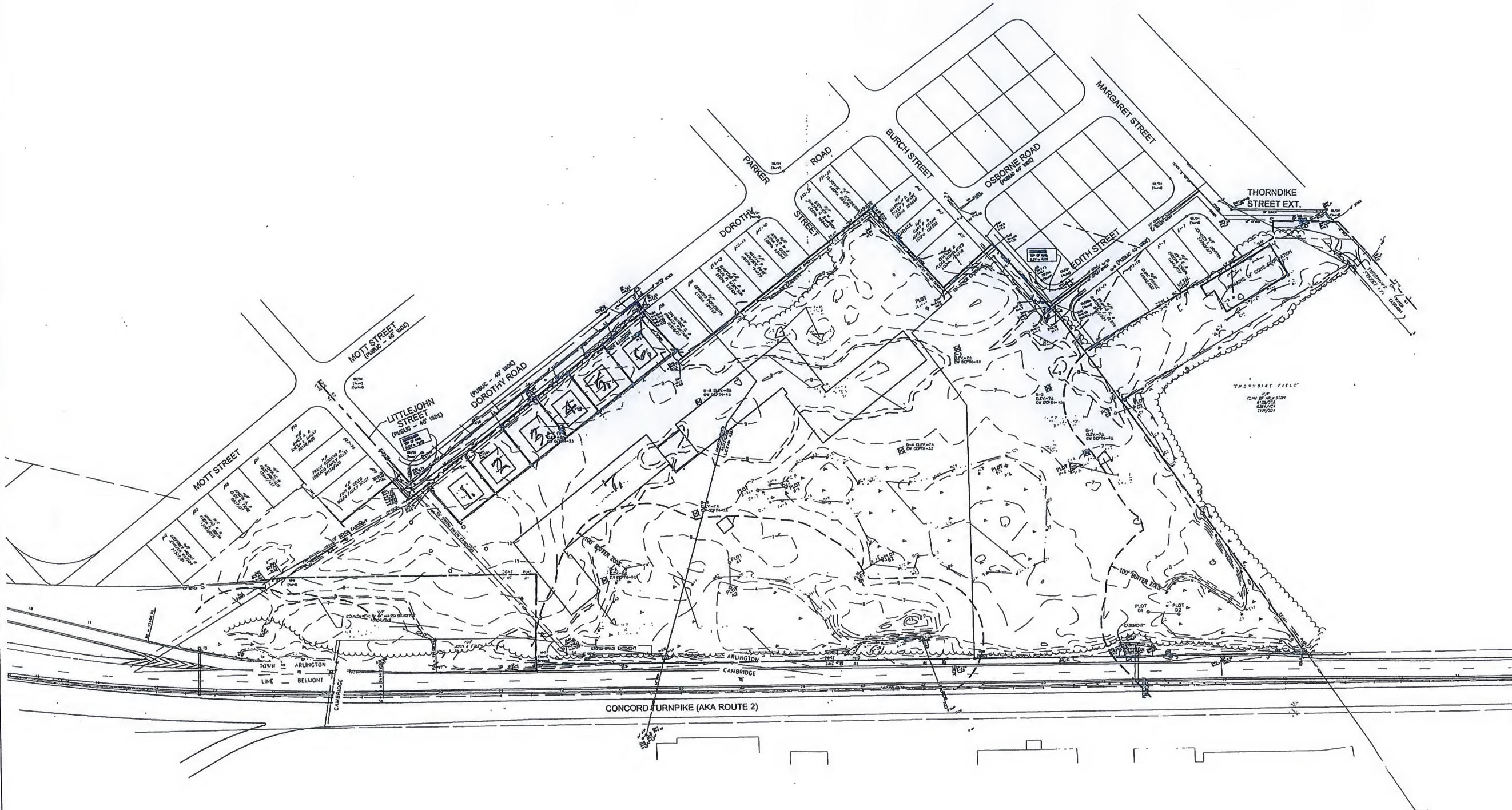


EXISTING CONDITIONS PLAN

SCALE: 1" = 80'
0 80' 160'

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EXISTING CONDITIONS PLAN
SCALE: 1" = 80.00000117'
0 80' 160'

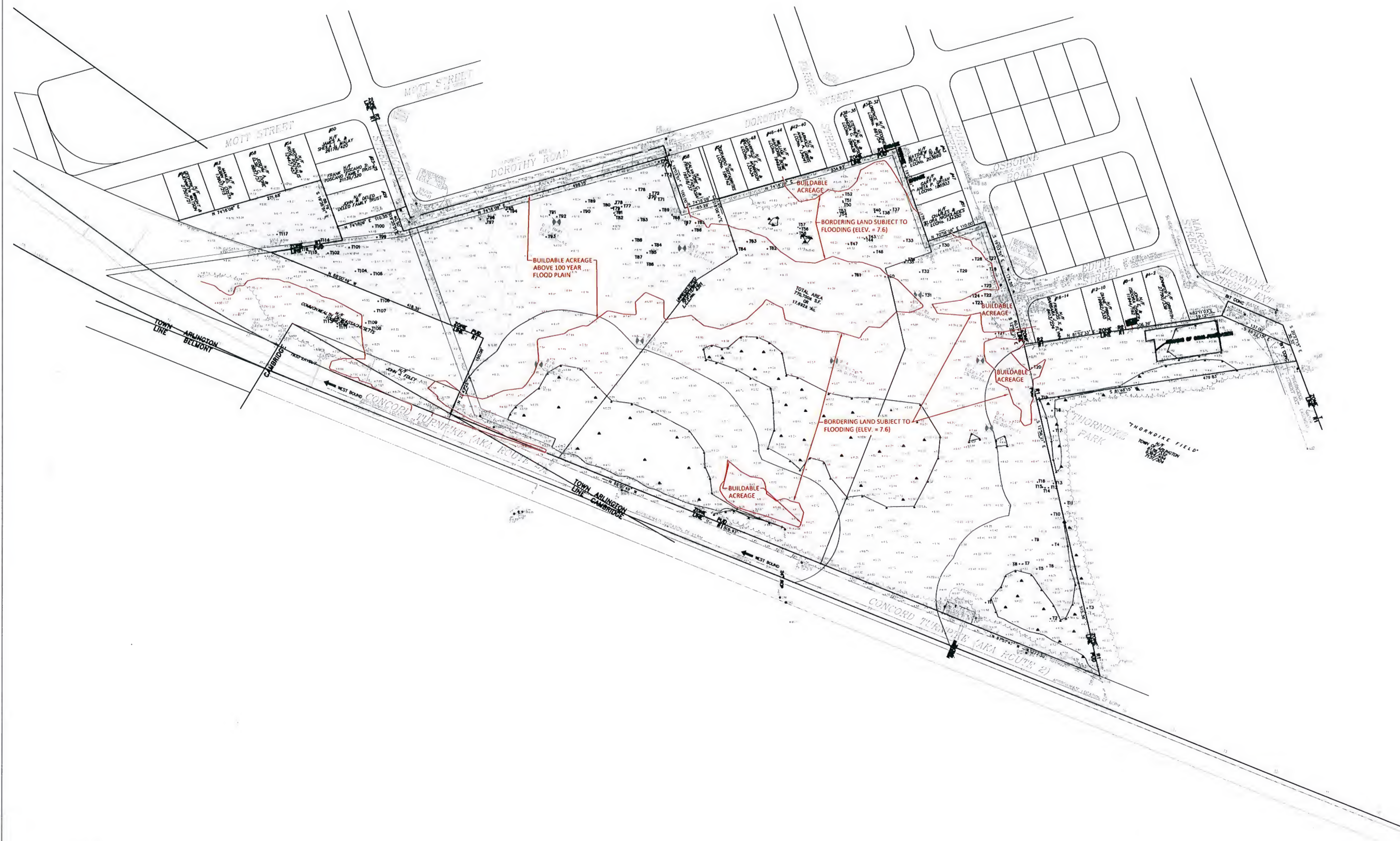
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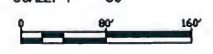
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AT 11" X 17" OR LARGER

C-1.0A
EXISTING CONDITIONS PLAN



EXISTING CONDITIONS PLAN

SCALE: 1" = 80'



OAK TREE DEVELOPMENT
THORNDIKE PLACE
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2	08/12/15	LLM	WEB	FLOODPLAIN UPDATE

SCALE: 1" = 80'
SCALE: 1" = 80'
SCALE: 1" = 80'

C-1.0b
EXISTING CONDITIONS PLAN



GENERAL NOTES

1. DISTANCES ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB RADIUS ARE 4' UNLESS OTHERWISE NOTED.
3. CURBING IS PRECAST CONCRETE CURB (PCC) UNLESS OTHERWISE NOTED.
4. PARKING SPACES ARE 9' X 18'
5. PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. SNOW SHALL BE SLOPED WHERE NOTED (SS). WHEN SNOW STORAGE AREAS ARE EXCEEDED, SNOW SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
7. WALKWAYS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
8. RESOURCE AREAS SHOWN ARE BASED ON A 2003 WETLANDS DELINEATION.

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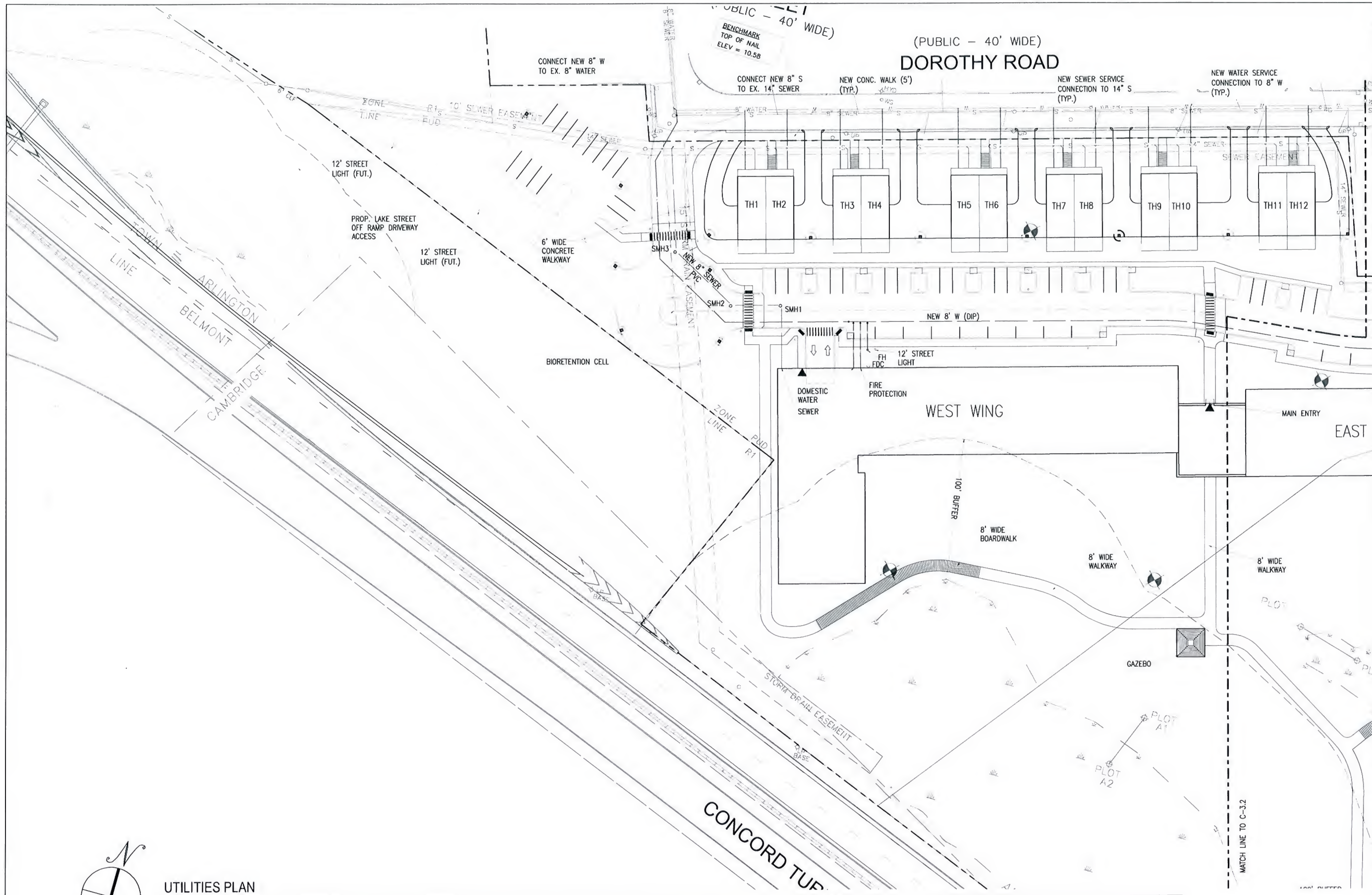
OAK TREE DEVELOPMENT
THORNDIKE PLACE
DOROTHY ROAD ARLINGTON, MA

PROJECT NUMBER:
615-0012

REV	DATE	BY	CHKD	DATE	DESCRIPTION
1	02/24/15	DA	DA		CLIENT SUBMISSION

NOTES STATED ON DRAWINGS
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AND 24" X 36"

C-2.0
OVERALL SITE PLAN



UTILITIES PLAN

SCALE: 1"=30'



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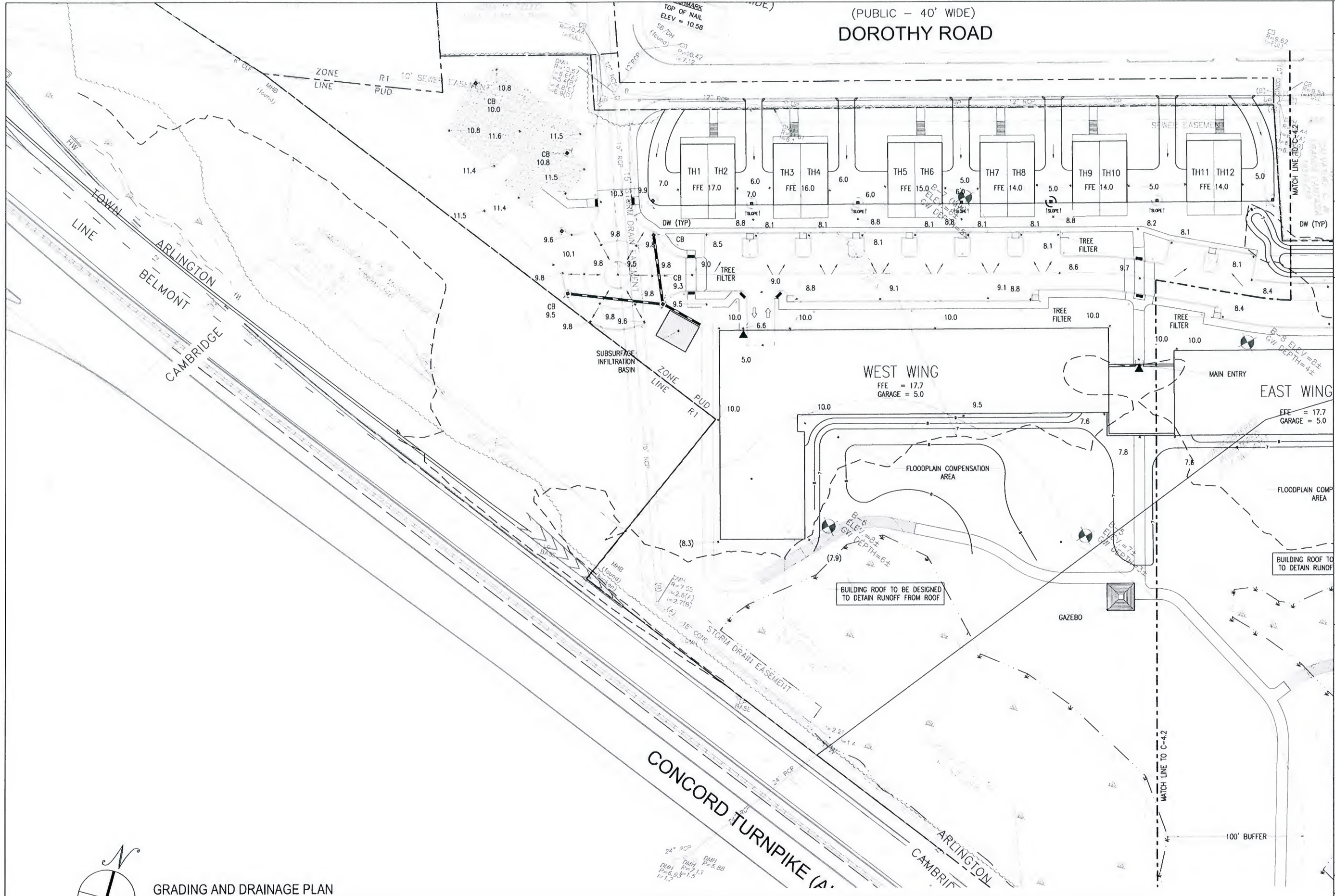
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SCALE: 1"=30'
AS SHOWN ON DRAWINGS
NOT VALID FOR CONSTRUCTION
ARCH D 24" X 36"

C-3.1
UTILITIES PLAN



GRADING AND DRAINAGE PLAN

SCALE: 1"=30'



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ARCH D 24" X 36"

C-4.1
GRADING AND DRAINAGE
PLAN


OAK TREE DEVELOPMENT
THORNDIKE PLACE
DOROTHY ROAD ARLINGTON,

1	02/24/15	DA	DA	CLIENT SUBMISSION
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C-4.2
GRADING AND DRAINAGE
PLAN



SCALE: 1"=30'



A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '30'' in the middle, and '60'' at the right end.